

HOUSING PROGRAM INCOME LIMITS

2010 PMSA Boston, MA Median Family Income \$91,800

HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Each Addition'l Person (2)
HWAP, WAP, LIHEAP & EFSP										
60% of State Median		\$29,126	\$38,087	\$47,049	\$56,011	\$64,973	\$73,935	\$75,615	\$77,295	\$1,680
effective 10/23/2009	Federal FY 2010									
30% MEDIAN INCOME										
		\$19,300	\$22,050	\$24,800	\$27,550	\$29,800	\$32,000	\$34,200	\$36,400	see footnote 2
30% (HOME) effective date 6/26/2010										
Extremely Low Income (CDBG) effective 5/14/2010										
Income Targeting Standard (Sec. 8) effctv. 5/14/2010										
50% MEDIAN INCOME										
		\$32,150	\$36,750	\$41,350	\$45,900	\$49,600	\$53,250	\$56,950	\$60,600	see footnote 2
Very Low Income (HOME) effective date 6/26/2010										
Low Income (CDBG) effective 05/14/10										
Very Low Income (SEC. 8) effective date 05/14/10										
60% MEDIAN INCOME-HOME										
		\$38,580	\$44,100	\$49,620	\$55,080	\$59,520	\$63,900	\$68,340	\$72,720	see footnote 2
60% (HOME) effective date 6/26/2010										
80% MEDIAN INCOME (1)										
		\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050	see footnote 2
Low Income (HOME) effective 6/26/2010										
Low / Mod (CDBG) effective 05/14/10										
Low / Mod (SEC. 8) effective 05/14/10										
Uniform Relocation Act (URA) 49 CFR 24.402(b) effctv. 05/14/10										
110% MEDIAN INCOME (3)										
		\$70,700	\$80,800	\$90,900	\$101,000	\$109,100	\$117,150	\$125,250	\$133,300	see footnote 2
Somerville Affordable										
Housing Trust Fund effective 05/14/10										
MassHousing (formerly MHFA)										
		1-2 persons:	\$99,200	3+ persons:	\$112,700					
Get The Lead Out, Mass Advantage, Purchase & Rehab Programs' limits effective 5/11/09										

Footnotes

- (1) The 80% Median Income has been capped by HUD for our PMSA. (Actually 78.6% of AMI).
- (2) 140% of 4 person household is a 9 person household; Add 8% for each additional person thereafter; round UP to nearest \$50.
- (3) This 110% income is calculated directly on 50% base - income has not been "capped" as in 80%.